



CHAPTER 5 GUIDELINES FOR ADDITIONS



Additions, like new construction in general, provide an opportunity to create designs that respect the classical proportions, building details, and indigenous materials used in the construction of the historic districts in ways that complement rather than detract from this unique and well-preserved rural historic district.



The stone Foxton Cottage, one of Taylorstown's earliest structures, received a frame addition in the mid-twentieth century. The addition was carefully created to reflect an eighteenth-century design. The proportions, height, windows and dormers are all correct for the period.

A. INTRODUCTION

An exterior addition to a historic building may radically alter its appearance. Before an addition is planned, every effort should be made to accommodate the new use within the interior of the existing building.

When an addition is absolutely necessary, it should be designed and constructed in a manner that will complement and not detract from the character-defining features of the historic building.

A carefully designed new addition can respect the historic building without totally copying the original design. If the new addition appears to be a part of the existing building, the integrity of the historic design is compromised; and, the viewer is confused over what is historic and what is new.

There are several precedents for the location of additions on historic buildings in Loudoun County's Historic and Cultural Conservation Districts.

Freestanding vernacular structures of log, stone or brick often received additions, on axis with the original facade. Some of these early additions dwarfed the original structures and signaled the rising fortunes of

the property owner. New additions should not follow this precedent. See *Section B: Function and Design* for more guidance.

By the mid-nineteenth century it was fashionable to construct the addition to the rear of the existing structure, often called an ell. These additions were often the first attached kitchens for a dwelling.

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■ GUIDELINE

- I. Often historic dwellings already have one or more additions. Ensure that these later changes that help to tell the historical story of the property are preserved along with the original house. Their form and massing should not be altered extensively when adding a new addition.

B. LOCATION, ORIENTATION AND ATTACHMENT

■ INAPPROPRIATE TREATMENT

1. Do not attach an addition in front of the primary facade of a structure.

■ GUIDELINES

1. Locate a necessary addition on a side or rear elevation according to local precedents.
2. Maintain the original orientation of the structure. If the primary entrance is located on the street or road facade, it should remain in that location.
3. Attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building would be unimpaired.



Narrowgate has had two additions, both to the side. Both additions are smaller than the original structure.

C. DESIGN

The design of new additions should follow the guidelines for new construction in the preceding chapter. Other considerations that are specific to new additions are listed below.

■ INAPPROPRIATE TREATMENTS

1. Do not design an addition to be an exact copy of the existing historic building. The integrity of the historic structure is compromised when the difference between the new and historic elements is indiscernible.
2. Do not use the exact wall plane, roofline, or cornice height of the existing structure in the new design.

■ GUIDELINES

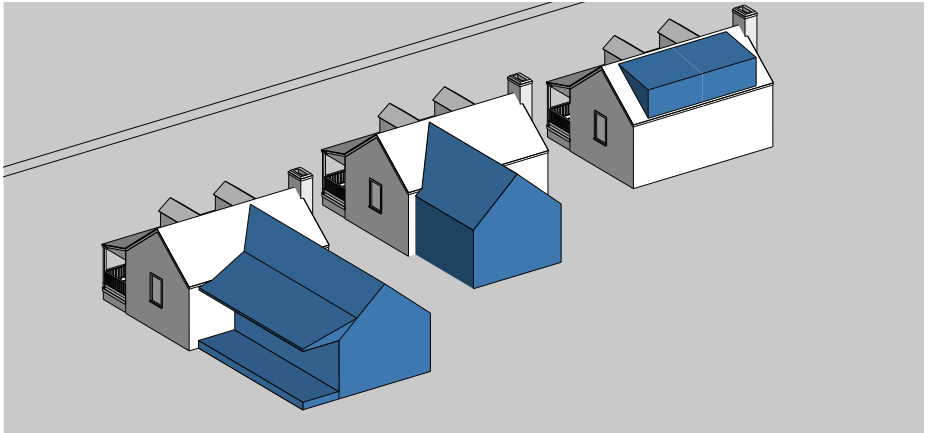
1. Minimize the removal of historic materials that characterize the property when considering a new addition.
2. Design additions to be subordinate in size, scale, massing, and siting. The existing historic architecture, including earlier additions, should remain the visual focal point.
3. Make sure that the design of a new addition is compatible with the architectural style and ratio of solids to voids of the existing building.
4. Consider differentiating the design of the addition from the historic structure. This need not be a radical departure from the original design, but may reflect a later period of development in the district, a simplification of original elements, use of different traditional materials, or a new pattern of window size and placement.



The addition to Mercer House is setback from the main structure and shares many of the same details as the house including the gable roof.



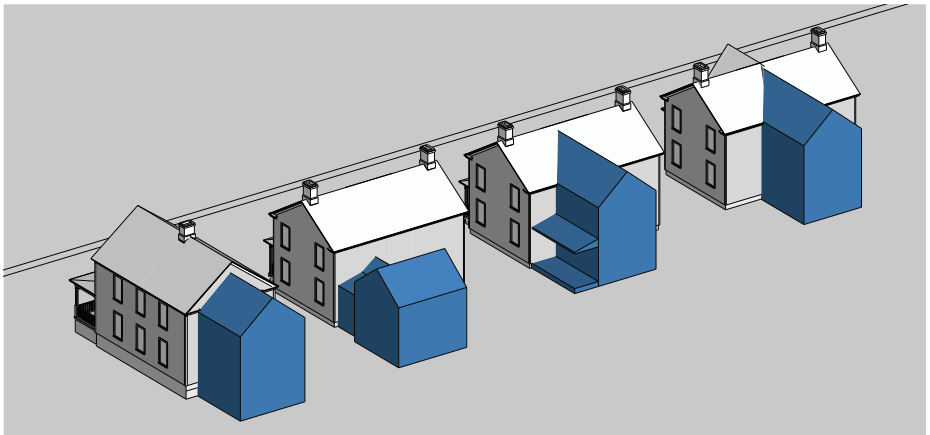
This very popular rear addition is known as a rear ell and was often the location of the first indoor kitchen for the house.



Smaller masses should have additions that respect the scale of the original structure and should be located so as not to overwhelm the historic dwelling.



The rear ell is placed at a right angle to the house and has received its own addition that repeats the orientation of the original house resulting in a cross-gable roof form.



Larger masses provide the opportunity for larger additions. Care must still be taken to retain the historic dwelling as the focal point of the new structure.



This gable-roofed addition appears to be connected to the original structure by a hyphen, or connecting link. The smaller structure may have been an outbuilding.



D. ROOF

■ INAPPROPRIATE TREATMENT

1. Do not extend the existing roofline of the original structure when constructing a new addition.

■ GUIDELINES

1. Maintain the existing roof pitch in the new addition, if possible.
2. Repeat roof forms found on the historic structure. Most often this will be a gable roof form.
3. Rooflines for new additions should be secondary in height to those of the existing structure.

E. MATERIALS AND DETAILS

■ INAPPROPRIATE TREATMENTS

1. Do not use modern materials that detract for the historic appearance of the structure. For more information on materials, see *Chapter 7: Guidelines for Materials*.
2. Do not design additions without details that provide a visual link to the earlier dwelling.
3. Do not “paste-on” historic details to a modern unadorned addition.

■ GUIDELINES

1. Use materials, building elements, architectural details, and colors that are compatible with the existing building. These include but are not limited to roof overhangs, cornices, chimneys, window and door trim, brick, stone, wood siding and shingle patterns, and entry features. Elements such as these provide much of the decoration for historic structures in the districts.
2. Use only materials that replicate the original material in dimensions, proportions, and appearance. Brick, stone and wood are the most appropriate materials to use in the districts.
3. The HDRC will consider the use of alternative materials or non-historic architecture in the district if it is compatible with the existing structure.



A rough-coat stucco house has received a clapboard addition and a smooth-coat stucco addition, each stepped back from the previous structure. The gable roof of each addition echoes the cross-gable roof on the main house.



The smaller wood-sided structure has an exterior chimney and appears to predate the stucco-clad addition with interior chimneys. The variety of materials helps to reduce the perceived mass of the structure.